159.0	0009	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,230,500 /	1,230,500
					USE VALUE:	1,230,500 /	1,230,500
					ASSESSED:	1,230,500 /	1,230,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALOW JEFFREY &
Owner 2:	DIAMOND-CALOW RACHEL
Owner 3:	
Street 1:	133 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM -
Owner 2:	-
Street 1:	12 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Copm. Clap Exterior and 2676 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

Charles MacG

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	789,500		441,000	1,230,500
Total Card	0.161	789,500		441,000	1,230,500
Total Parcel	0.161	789,500		441,000	1,230,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.83 | /Parcel: 459.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 106085

GIS Ref:

GIS Ref:

Insp Date: 06/30/18

!12450!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	789,700	0	7,000.	441,000	1,230,700	1,230,700	Year End Roll	12/18/2019
2019	101	FV	614,300	0	7,000.	441,000	1,055,300	1,055,300	Year End Roll	1/3/2019
2018	101	FV	614,300	0	7,000.	371,700	986,000	986,000	Year End Roll	12/20/2017
2017	101	FV	614,300	0	7,000.	340,200	954,500	954,500	Year End Roll	1/3/2017
2016	101	FV	614,300	0	7,000.	289,800	904,100	904,100	Year End	1/4/2016
2015	101	FV	600,500	0	7,000.	252,000	852,500	852,500	Year End Roll	12/11/2014
2014	101	FV	481,900	0	7,000.	233,100	715,000	715,000	Year End Roll	12/16/2013
2013	101	FV	148,000	0	7,000.	221,800	369,800	369,800		12/13/2012

PRINT

Date	Time
12/11/20	02:32:17

LAST REV

Date	Time
08/08/18	09:08:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12450

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	61913-323		5/31/2013		975,000	No	No		
MAC GAULEY VICT	60229-258		10/12/2012	Estate/Div	1	No	No		
MAC GAULEY VICT	60229-255		10/12/2012	Estate/Div	275,000	No	No		Victoria MacGauley dod 06/26/04
MACGAULEY VICTO	27339-263		5/30/1997	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2014	293	Solar Pa	52,064					
1/22/2013	93	Heat App	10,000					INSTALL FURNACE IN
11/14/2012	1487	New Buil	200,000					CONSTRUCT SF DWELL
10/24/2012	1415	Foundati	12,000	C				FOUNDATION FOR SF
10/18/2012	1344	Demoliti	10,000	C				Demo single family
10/3/1994	519	Manual	6,500					V/SIDING
12/11/1942	1487	New Buil	200,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
7/5/2013	Meas/Inspect	JBS	JOHN S
6/24/2013	MLS	BR	B Rossignol
5/1/2013	Info Fm Prmt	EMK	Ellen K
10/24/2008	Meas/Inspect	345	PATRIOT
1/7/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
12/2/1999	Measured	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04237664
Const Adj.:	0.97990203
Adj $ / SQ:	127.678
Other Features:	127366
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	794282
Depreciation:	4766
Depreciated Total:	789516

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	4			Baths:	2		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

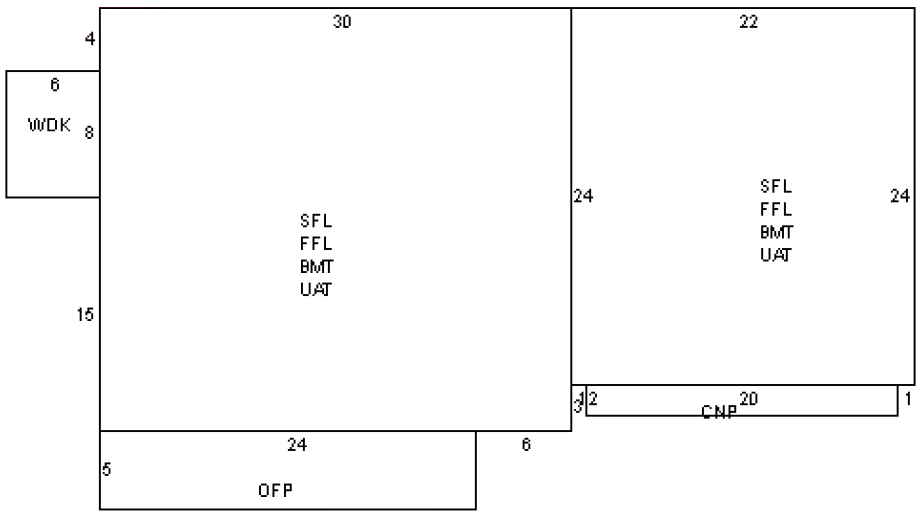
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.41
Special Features:	0	Val/Su Net:	173.25
Final Total:	789500	Val/Su SzAd	295.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,338	38.300	51,250
FFL	First Floor	1,338	127.680	170,834
SFL	Second Floor	1,338	127.680	170,834
UAT	Upper Attic	335	51.070	17,083
OFP	Open Porch	120	29.640	3,557
WDK	Deck	48	15.680	753
CNP	Canopy	40	58.790	2,352
	Net Sketched Area:	4,557	Total:	416,663
Size Ad	2676	Gross Are	5560	FinArea 2676

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

159.0-0009-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: